

Kelly, Larr

From: Gourley, Nancy
Sent: Tuesday, September 10, 2013 6:57 PM
To: Kelly, Larr; Gross, Scott; Glass, Susan
Cc: Stultz, Mark; Kroboth, Joe
Subject: RE: Loudoun Station Parking reduction

Larr and Susan,

Per our telephone discussion on Monday, historically, transit ridership projections have been based on bus capacity dedicated to a specific origination point (bus origination point). During the FY2014 budget deliberations, the Board of Supervisors added funding for two additional transit style buses to introduce Metro-Connection service from Loudoun Station. Our initial planning efforts indicate that with those two buses, a minimum of eight trips can be made to a Silver Line Metro station during the peak commute period in the morning. Transit buses accommodate 35 seated passengers, and up to 20 standees. So, capacity exists for a total of 440 passengers. Currently, our bus fleet operates at about 85% capacity. This trend would translate into ridership of approximately 374 riders who would originate from or be destined to this community. The assumption is that a majority of these riders would be residents of Loudoun Station or employees or patrons of businesses in Loudoun Station.

If you have any questions related to the conceptual transit service related to this reduction request, please do not hesitate to contact me.

Nancy Gourley
Chief, Transit & Commuter Services
Loudoun County Department of Transportation and Capital Infrastructure
703-737-8384

From: Kelly, Larr
Sent: Monday, September 09, 2013 4:30 PM
To: Gourley, Nancy; Gross, Scott; Glass, Susan
Cc: Stultz, Mark
Subject: Loudoun Station Parking reduction

Hello all - -

You were all cc'd on David Bryant's request for a parking reduction for Loudoun Station based on Section 5-1102(F)(5)(a) of the Zoning Ordinance. That section allows for up to a 20% reduction in the number of required spaces "for any use, building or complex within 1,000 feet of any regularly scheduled bus stop, **equal to the substantiated and verifiable projections of use of public transportation** by users of the building or complex" (emphasis added). Dave Bryant has requested a reduction of 300 spaces in the required parking, I believe, for the whole of Loudoun Station, (although his request is not that clear on that point)

Since you were all cc'd on Dave Bryant's request, and received the information he sent, I am sending this inquiry. You will see that Dave Bryant sent a parking demand analysis purporting to justify the 300 space reduction along with his request for the reduction. I have no expertise on this kind of matter and am uncertain how we go about determining that the analysis sent in with the request is "substantiated and verifiable". To me, these are numbers that conveniently show that the parking demand is exactly 300 spaces less than required.

Can any of you help me understand how we determine "substantiated and verifiable" in regard to the parking analysis? Your assistance would be most appreciated.

If you do not currently have the parking demand analysis, I have scanned and attached it for your convenience.

Thank you
Larr